



NEIGHBORHOOD SERVICES DEPARTMENT
DIRECTOR
STEPHEN HARSIN, AICP

NOTICE AND ORDER

Receipt/Conformed Copy

Requestor:
LAS VEGAS CITY
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Debbie Conway
Clark County Recorder

APN: 162-03-716-003

November 25, 2008

Case #70307

Certified/Regular Mail
Return Receipt Requested

Gregory J Logan
1124 S Maryland Pkwy.
Las Vegas, NV 89104-1726

NUISANCE NOTICE AND ORDER TO COMPLY

You are hereby notified as owner(s) of the property located at **1006 E. Oakey Blvd., Las Vegas, NV, Parcel 162-03-716-003**, that you are in violation of **Las Vegas Municipal Code, Title 9, dealing with nuisances.**

Per 16.44.250 - Contractor site office ---watchman's quarters: – Remove construction trailer. The temporary use of mobile home or travel trailer may be permitted for the use of a contractor engaged in construction work on the same parcel of land. Moreover, a mobile home or travel trailer may be placed upon any lot or parcel of land to be used by a watchman when approved by the Director of the Department of Building and Safety. Any such mobile home or travel trailer shall be properly installed and maintained in accordance with this Chapter.

LAS VEGAS CITY COUNCIL
MAYOR OSCAR B. GOODMAN
MAYOR PRO TEM GARY REESE • LARRY BROWN • STEVE WOLFSON • LOIS TARKANIAN
STEVEN D. ROSS • RICKI Y. BARLOW
CITY MANAGER DOUGLAS A. SELBY
CITY OF LAS VEGAS • 400 STEWART AVENUE • LAS VEGAS, NEVADA 89101
VOICE 702.229.6615 • FAX 702.382.4341 • TTY 702.386.9108 • www.lasvegasnevada.gov ♻️

Per 19.04.020 – Accessory uses and structures: Remove shed.

(A) General. An accessory use or structure which is customarily incidental to the principal use or structure, and is located on the same lot or tract of land shall be permitted as an accessory use without being separately listed as a permitted use.

(B) Partial Accessory Uses. In any residential zoning district, each of the following uses shall be considered an accessory use to the extent described, without being separately listed in the Land Use Tables, provided in each case that the use is incidental to the property's use as a dwelling and does not alter the character of its use as a dwelling of the character permitted in the respective district:

- (1) The renting of rooms, providing of board, or both, for not more than three No property may be offered for sale which has unrelated persons, where no care is provided;
- (2) Garage or yard sales, provided that:
 - (a) Not been owned and used by the occupant of the premises;
 - (b) No more than two garage or yard sales shall be conducted on the premises in any calendar year;
 - (c) No garage or yard sale shall be conducted for longer than three days duration;
 - (d) Garage or yard sales may be conducted during the daylight hours only; and
 - (e) All signage shall conform to the provisions of LVMC 19.14.040(E).
- (3) On a single-family residential lot, the parking of a motor vehicle that bears a sign advertising the vehicle for sale, provided that:
 - (a) the vehicle is:
 - (i) Owned by or registered to an owner or occupant of the property;
 - (ii) Parked on an improved parking surface; and
 - (iii) Not being sold in connection with an automobile sales business;

- (b) The vehicle identification number is clearly visible from outside the vehicle, if the vehicle was manufactured to include a visible vehicle identification number;
- (c) No more than one vehicle is parked on the lot for purposes of display and sale at any one time; and
- (d) No more than two vehicles are parked on the lot for purposes of display and sale within a twelve month period.
- (C) *Unless otherwise permitted by this Title*, any type of use listed in Subsection (B) that exceeds the limitations set forth for that use in Subsection (B) does not qualify as an accessory use and shall be deemed to be in violation of this Title. (Ord. 5801 § 1, 2005; Ord. 5786 § 1, 2005; ord. 5345 § 1- -4, 2001)

Per 19.08.040 – Residential District Development Standards:

General Standards for Residential Districts – The following standards apply to all residential zoning districts:

{Ord 5825 – 04/19/06}

- I. *Accessory Structures*. Accessory structures on any lot in any residential district shall conform to the following:
 - a. *Accessory Only to Main Use*. No accessory structure shall be erected or moved onto any lot prior to construction of the main building unless a building permit has been issued for the construction of the main building.
 - b. *Height*. A detached accessory structure shall not exceed two stories in height (with a maximum of 35 feet), or the height of the main building, whichever is less.

{Ord 5405 – 01/02/02}

Upon correction of this violation(s), the responsible party; being resident, tenant, owner, or manager, licensee or other person having control over a structure or parcel of land, must maintain the property in compliance or face possible fees, fines, and any such enforcement as permitted by this code.

Responsible party must provide contact information to this department. Contact area Code Enforcement Officer #21 - Tony Guarino at (702) 229-5031 to supply your current phone number, e-mail address, fax number, or additional mailing address.

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LVMC 9.04.020 authorizes the City of Las Vegas to assess and collect a re-inspection fee of \$120.00 if the violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of \$180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection. In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. On the 2nd re-inspection a \$180 re-inspection fee + a \$150.00 civil penalty will be assessed; on the 3rd re-inspection a \$180 re-inspection fee + a \$300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a \$180 re-inspection fee + a \$500.00 civil penalty. Additionally, every person who causes or maintains a public nuisance, or who willfully omits or refuses to perform any legal duty relating to the abatement of such nuisance (1) shall be guilty of a misdemeanor; (2) shall be liable civilly to the City and, upon such findings shall be responsible to pay civil penalties of not more than five hundred (\$500.00) dollars per day, or for commercial properties; civil penalties of not more than one thousand (\$1000.00) per day, for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The \$500.00 or \$1000 daily civil penalty will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.

As the property owner(s), you will be responsible for all costs incurred to correct this condition. A 15% percent administrative fee shall be added to the costs of the contract price.

You will be notified of a public hearing to be conducted by the City Council to review the costs, and their decision shall be final and conclusive. Upon approval of the costs by the City Council, a Lien of Assessment shall then be collected at the same time and in the same manner as ordinary taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to such assessment. If you disagree with the assessment of Neighborhood Response, then within ten (10) days after service of the notice of violation, the owner or responsible party may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk. Within fifteen days after the appeal has been filed, the appellant shall be given written notice of the procedure and time frame for the hearing of the appeal.

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The appeal shall be heard by the City council or by the Council's designee, with a right of final appeal to the Council. The decision of the City Council or the Council's designee, in cases where a designee hears an appeal and no further appeal is taken, shall be final and conclusive. An owner or responsible party failing to appeal as provided in this Section shall be deemed to have waived any and all objections to the existence of a public nuisance and the abatement of such nuisance. Failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter.

It is recommended that you contact the Department of Neighborhood Services, Neighborhood Response Division, by telephoning (702) 229-6615 concerning your intentions with regard to the referenced property at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Devin Smith', with a stylized flourish extending from the end.

Devin Smith, Manager
Neighborhood Response Division
Department of Neighborhood Services